

Placer County 2020-2021

# **ANNUAL HOUSING REPORT**

September 2021





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Thank you to all of our partners and regional stakeholders for your continuous efforts to help us find local solutions to our housing crisis.

Housing Trust Placer  
Placer Community Foundation  
Mountain Housing Council  
Sierra Business Council

Western Stakeholders Group  
Homeless Resource Council of the Sierras  
Tahoe Regional Planning Agency  
Tahoe-Truckee Community Foundation

# PLACER COUNTY HOUSING SERVICES

Serving the diverse needs of our residents, Placer County has placed a high priority on the development of an inclusive and multi-faceted approach to addressing the accessibility of housing.

In 2017, the County Executive Office created a multi-disciplinary Housing Unit Team (HUT) dedicated to supporting the development of affordable housing throughout unincorporated Placer. The Community Development Resource Agency (CDRA) is responsible for leading the HUT's efforts below.



**Increase the availability of a mix of housing types in the County** for existing & future residents/students/employees whose income cannot support the cost of housing in the County.



**Improve the County's overall employment growth** by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing.



**Reduce vehicles mile traveled (VMT)** by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.



**Bring County housing policies into conformance with recent changes in State law.**

# Meeting Our Housing Goals



## **POLICIES & PLANS**

Target where and what kind of development can occur.



## **LOCAL FUNDING STRATEGIES**

Utilize both traditional and innovative approaches to generate funds for development.



## **REGULATORY RELIEF**

Create incentives for housing development.



## **PRESERVATION & PROTECTION**

Maintain and support our existing housing stock.



## **STREAMLINING**

Expedite application and review processes for housing development.



# THE YEAR IN REVIEW

Fiscal Year 2020–2021 was a banner year for housing in Placer County.

Below are some highlights:

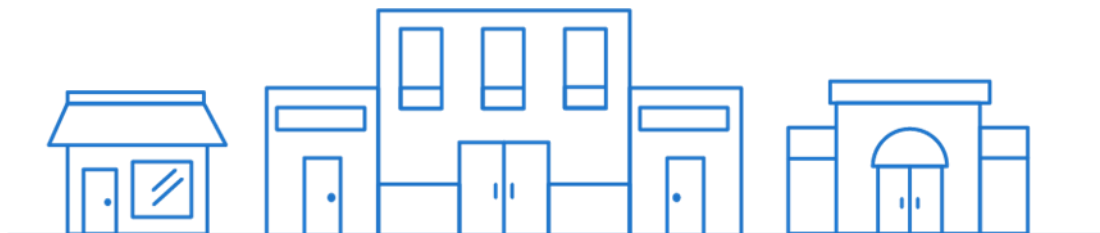
<b>Accessory Homes/ADUs</b>	<b>86</b> ADU permits issued in FY2021 <b>287</b> accessory home inquiries in 2021
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<b>Median Home Sales Price</b>	<b>\$660,000</b> <b>29% increase</b> from 2020 <sub>1</sub>
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<b>Tahoe Median Home Price</b>	<b>\$1,342,000</b> <b>103% increase</b> since April 2020 <sub>2</sub>
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<b>Housing Permits</b>	<b>739</b> housing building permits issued <b>142% increase</b> from FY 2019–2020
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<b>Affordable Units Supported</b>	The County supported construction of <b>404</b> affordable housing units 33% of permitted units were affordable to low/moderate income households
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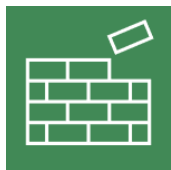


1. Realtor.com (2021). *Placer County, CA Housing Market*. Retrieved from: [https://www.realtor.com/realestateandhomes-search/Placer-County\\_CA/overview](https://www.realtor.com/realestateandhomes-search/Placer-County_CA/overview)
2. Tahoe-Sierra Board of Realtors (2021). *Sales Data*.



# Housing Challenges

Placer County is confronting a host of issues related to housing. Like all communities in California, rising housing costs have been a key issue facing residents.



## Housing Shortfall

The County will need to add about 13,480 housing units by 2040 due to consistent population growth.<sup>3</sup>



## Tahoe Affordability Crisis

The Tahoe area has seen a significant increase in housing costs. This has limited the housing available for local residents and workforce in the Tahoe Region.



## COVID-19 Burdens

As the pandemic forced businesses to shut down and lay off workers, renters have fallen behind on rent. Many households are at risk of being evicted due to unemployment.

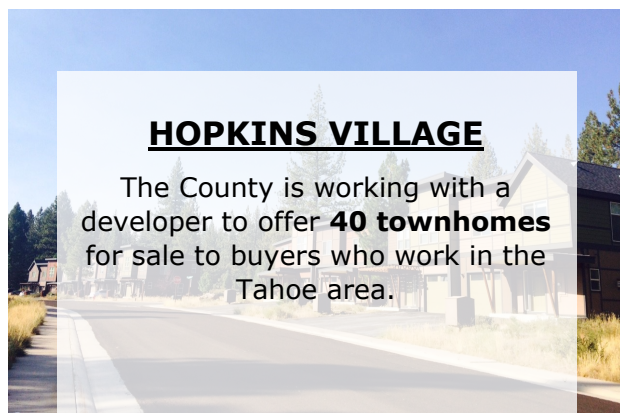
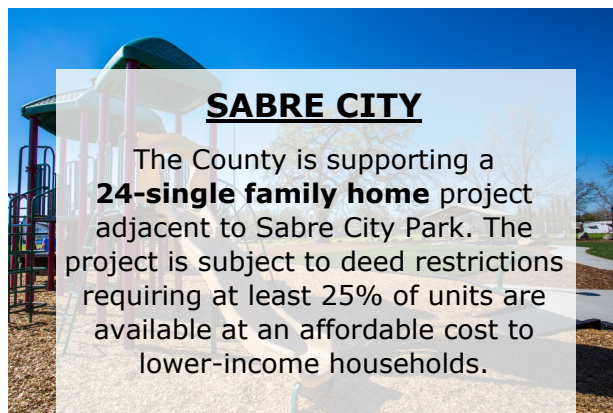
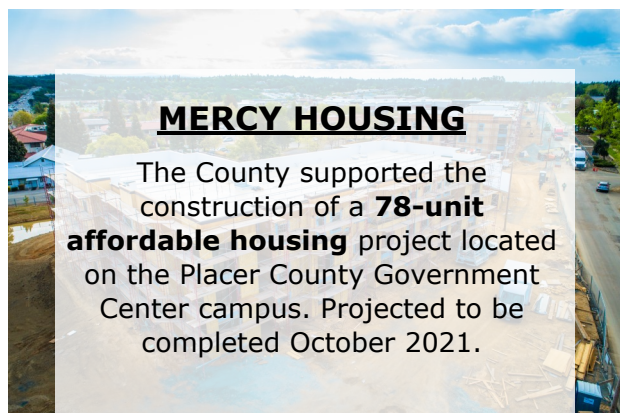
# Housing Successes

The County has been working diligently to respond to these challenges.

## Tenant Based Rental Assistance Program

In response to the COVID-19 pandemic, the County launched a Tenant Based Rental Assistance Program to assist low income renters in the County. As of June 2021, the program has assisted 55 households and paid over \$350,000 in rent and utility costs.

## Affordable Housing Development Projects

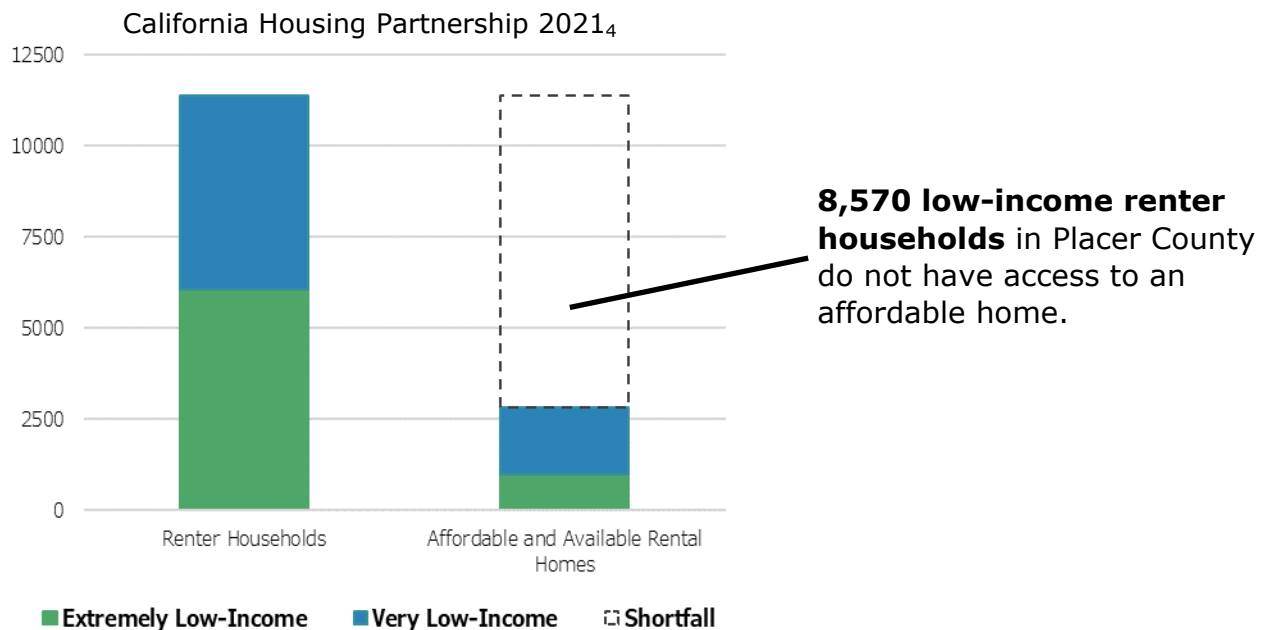


3. Placer County (2019). *Housing Strategy and Development Plan*.

# AFFORDABLE HOUSING NEEDS

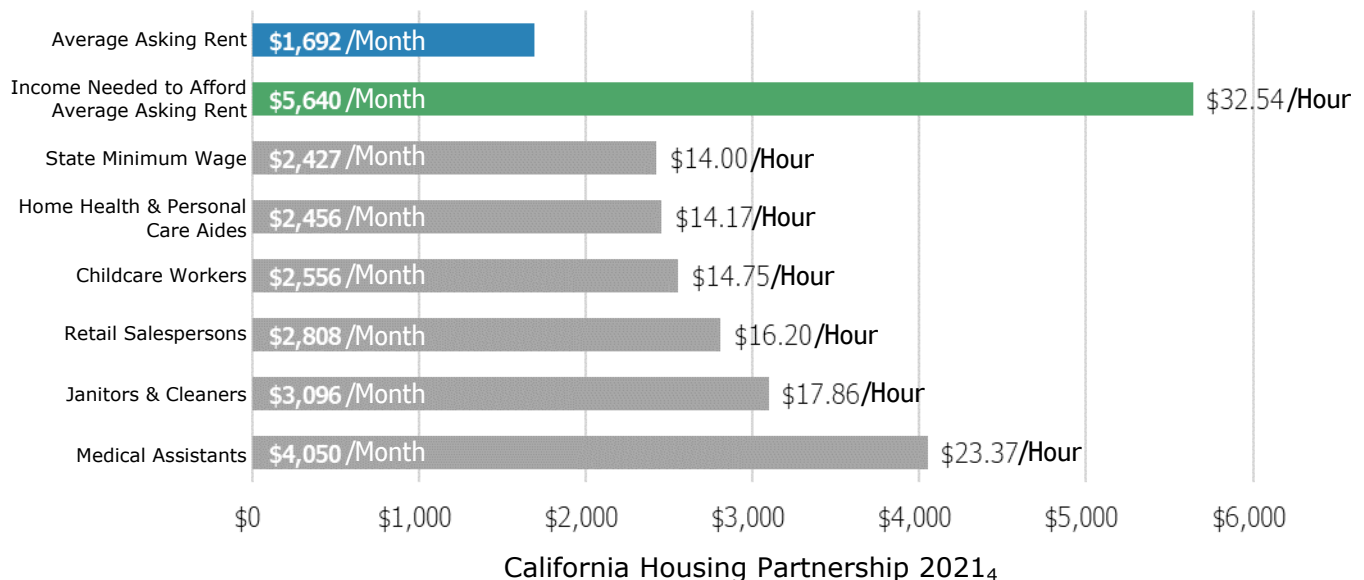
Much like the rest of California, Placer County is facing challenges of housing affordability and availability. There is a shortage of housing, especially for low- to middle-income residents. Placer County has recognized the importance of taking action to facilitate the development of more housing units within the County to better provide additional housing opportunities for a wider variety of needs and incomes.

## Affordable Housing Shortfall



## Who Can Afford Rent in Placer?

Renters in Placer County need to earn **\$32.54 per hour** to afford the average monthly asking rent of **\$1,692**.



4. California Housing Partnership (2021). *Placer County 2021 Affordable Housing Needs Report*. Retrieved from: <https://chpc.net/resources-library/>



## Cost Burdened Households

A “**moderate cost burden**” is defined by the U.S. Department of Housing and Urban Development (HUD) as gross housing costs between 31% and 50% of gross income.

A “**severe cost burden**” is defined as gross housing costs exceeding 50% of gross income.  
*For renters, gross housing costs include rent paid by the tenant plus utilities.*  
*For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities.*

### Housing Cost Burden in Unincorporated Placer County - 2016<sub>5</sub>

	Owners	Renters	Total
<b>Total Households</b>	32,725	8,880	41,605
<b>Moderate Cost Burden Households</b>	10,906 (33.3%)	4,511 (50.8%)	15,417 ( 37.1%)
<b>Severe Cost Burden Households</b>	5,111 (15.6%)	2,691 (30.3%)	7,802 (18.8%)

### Owner Housing Cost Burden

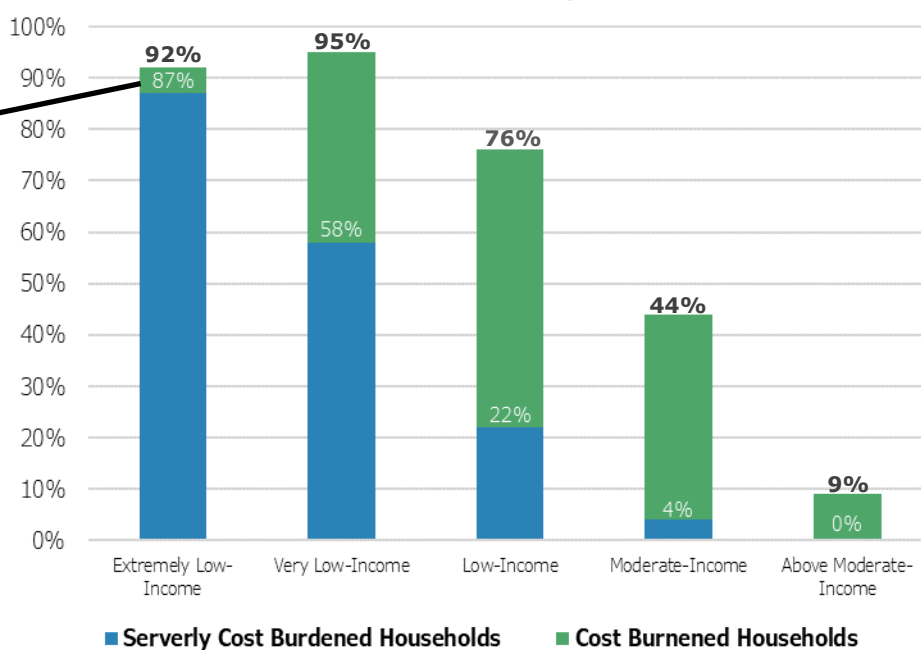
More Placer County residents own their home, so in absolute numbers more owner households have a housing cost burden. About one third of housing owners spend over 30% of their income on housing and are moderately cost burdened.

### Renter Housing Cost Burden

In Placer County, housing cost burden is generally higher among renter households compared to households that own their home outright. In 2016, over 50% of renters in unincorporated Placer County were moderately cost burdened meaning over 30% of their income was spent on housing.

## Cost Burdened Households & Income Categories

According to the California Housing Partnership, **87% of extremely low-income households** are paying more than half of their income on housing<sub>6</sub>.



- Placer County (2021). *Placer County Adoption Draft Housing Element March 2021*. Retrieved from: <https://www.placer.ca.gov/DocumentCenter/View/53247/PLACER-COUNTY-Adoption-Draft-Housing-Element-March-2021?bidId=>
- California Housing Partnership (2021). *Placer County 2021 Affordable Housing Needs Report*. Retrieved from: <https://chpc.net/resources-library/>

# 2021-2029 RHNA

The Regional Housing Needs Allocation (RHNA) is part of a statewide statutory mandate for every city and county in California to address its “fair share” of the projected statewide housing needs. Placer County’s RHNA is determined by the Sacramento Area Council of Governments (SACOG). Placer County’s share of the 2021-2029 RHNA is **7,854** units.

Placer County 2021-2029 RHNA by Income Category					
	Very low	Low	Moderate	Above Moderate	Total
Unincorporated County	2,017	1,215	1,242	2,945	7,419
Unincorporated Tahoe Basin	110	67	77	181	435
<b>Total RHNA</b>	<b>2,127</b>	<b>1,282</b>	<b>1,319</b>	<b>3,126</b>	<b>7,854</b>
<b>Percent of Total</b>	27.1%	16.4%	16.7%	39.0%	100.0%

For the 2021-2029 RHNA cycle, the County has the responsibility to ensure that there is sufficient land zoned to accommodate for 7,854 units to be built. The table below shows that the County has sufficient residential capacity to accommodate its RHNA for moderate and above-moderate income units, but has a shortfall for the lower-income RHNA.

Residential Capacity Compared to RHNA				
Income Level	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	3,409	1,319	3,126	7,854
<b>Residential Capacity</b>	2,302	4,219	8,734	15,289
<b>Shortfall (-)/Surplus (+)</b>	<b>-1,107</b>	<b>+2,900</b>	<b>+5,608</b>	

## Lower-Income RHNA Shortfall

The County does not have enough capacity to meet its lower-income RHNA (3,409 units) and has a **shortfall of 1,107 units**. This shortfall will require the County to **rezone at least 55.3 acres** of selected sites to allow for multifamily development at a density of **at least 30 units per acre**.

The County has identified candidate rezone sites that are distributed throughout the County and are generally located near established communities. Several sites are located in high resource areas (as defined by the TCAC/HCD Opportunity Areas map), including the communities of Granite Bay, Horseshoe Bar/Penryn, Martis Valley, and the Tahoe Basin. Approximately 71% of the candidate rezone sites are located within low resource areas in the communities of Sheridan, North Auburn, and Foresthill.

# HOUSING AVAILABILITY

## Overview of the Unincorporated Placer Housing Stock<sup>7</sup>

**57,402**

Total Housing Units

Placer County has seen tremendous growth during the last decade which is expected to continue especially in incorporated Placer. From 2010 to 2019 the County's population grew by **48,259 people** reaching a total population of **396,691** at an annual growth rate of **1.6%**.

**46,888**

Single Family Homes

A majority of units in Placer County are single family homes. For duplex, triplex and fourplex housing stock, there are **3,067 (5%)** units available. For multifamily housing with 5 or more units, there are **2,783 (5%)** units. There are **3,153** mobile home units in Placer County.

**33,566**

Owner-Occupied Homes

A majority of units in Placer County are owner-occupied. The **median home sales price is \$660,000 in Placer County<sup>8</sup>**.

**8,584**

Rental Units

About **20%** of people rent in unincorporated Placer County. The **median rent is \$1,398**. Of renter households, **50.8% pay more than 30%** of their income for rent and **30.3% pay more than 50%** of their income for rent.

**14,351**

Vacant Homes

The high vacancy rates in Placer County is due primarily to the predominance of vacation homes in the Lake Tahoe area. In 2017, **82.6% of vacant housing units were for seasonal, recreational, or occasional use**. Vacation homes and rental homes in East Placer continue to limit workforce housing near Lake Tahoe.

7. Placer County (2021). *Placer County Adoption Draft Housing Element March 2021*. Retrieved from: <https://www.placer.ca.gov/DocumentCenter/View/53247/PLACER-COUNTY-Adoption-Draft-Housing-Element-March-2021?bidId=>
8. Realtor.com (2021). Placer County, CA Housing Market. Retrieved from: [https://www.realtor.com/realestateandhomes-search/Placer-County\\_CA/overview](https://www.realtor.com/realestateandhomes-search/Placer-County_CA/overview)

# 2020-2021 PROGRAM ACCOMPLISHMENTS

Placer County has been building a strategic and programmatic movement for the facilitation of more housing opportunities for a wider variety of incomes. Under a focused approach toward affordable housing development, the County has been setting the foundation necessary to achieve its Housing Element goals. Here are just a few highlights from the 2020-2021 program year:

- On October 27, 2020, the Board passed an Affordable Housing and Employee Accommodation Ordinance and Fee ([Ordinance No. 6050-B](#)), which requires all new private residential developments with more than 100 units to provide 10% of the units in the affordable range. New residential developments with 100 or less units may pay an Affordable Housing fee in-lieu of construction. New non-residential development in the Sierra Nevada/Lake Tahoe area of the County are required to pay an Employee Accommodation Fee to fund employee housing.
- On February 9, 2021, the Board approved the establishment of a new Board-appointed Housing Development Advisory Taskforce. The County received 37 applications submitted for the nine seats. The Taskforce had its first meeting on July 26, 2021 and are working to help identify barriers and solutions to get affordable housing built on specific sites in Placer County.
- In April 2021, a new Accessory Homes [webpage](#) and cost calculator was launched to promote construction of accessory homes and assist interested individuals in evaluating the costs and benefits of accessory homes.
- Also in April 2021, the County released free pre-permitted floor plans ([online and downloadable](#)) which residents can use to build accessory homes.
- 90 building permit applications were submitted for the construction of accessory homes in the County.
- Updated the Tahoe Basin Area Plan to be consistent with state accessory dwelling regulations and encouraged development of achievable housing in the Tahoe Basin.
- On May 11, 2021, the Board adopted an updated Housing Element for the 2021-2029 Housing Element 6th Cycle. On August 6, 2021, the State Department of Housing and Community Development (HCD) provided the County with a letter affirming the County's Housing Element was found in full compliance with State Housing Element law. Placer County was the first jurisdiction in the SACOG Region to have its 2021-2029 Housing Element adopted.
- On July 12, 2021, the Workforce Housing Preservation Program which the Board approved on February 16, 2021 was launched. Currently, three qualified applicants are searching for homes to purchase. The Board has committed a first-year total of \$500,000 in funds for new home buyers, which staff expects will result in four deed restricted homes.
- Implemented a Tenant Based Rental Assistance Program in October 2020 that has assisted 55 families in paying \$92,218 in back rent and \$270,990 in rent to assist households affected by COVID-19.
- Formation of a Tahoe Business Improvement District has allowed the County to redirect approximately \$4 million in Transient Occupancy Tax to fund workforce housing and transit improvements in the Tahoe Basin with funding beginning in FY2022-2023.
- Awarded \$337,000 in funds from the Sacramento Area Council of Governments (SACOG) Green Means Go program to develop multimodal transit and encourage housing development in the County's identified Green Zones.
- Awarded \$228,991 through the Community Development Block Grant (CDBG) Program by the State for studies to encourage housing at the Placer County Government Center.
- Through a partnership with Golden State Finance Authority (GSFA), offered over \$270,000 in loans and grants, along with Tax Credits to help 17 low- and moderate-income families purchase homes in Placer County.
- Received \$1.4 million in State Homekey funding to purchase a 14-unit motel in the Tahoe Basin to provide housing for homeless individuals in partnership with AMI Housing and currently applying for an additional \$700,000 to complete renovations on the site.
- Set aside 20 units for homeless clients enrolled in the Adult Full-Service Partnership program at the North Auburn Mercy Housing project, using No Place Like Home funding, Mental Health Service Act and Project Based Housing Choice vouchers.
- Added six shared permanent supportive homes – three with AMI Housing and three with The Gathering Inn and funded with grant funds.
- Assisted with the purchase of a 15-bed board and care facility with AMI Housing through grants secured through Health and Human Services.
- Provided technical assistance and support to Placer People of Faith Together to help them launch a HomeShare program for the American River Region.



# WHAT IS NEXT FOR HOUSING

This fiscal year (FY 2021-2022), the Housing Unit Team (HUT) will work to achieve two broad goals noted below.



**GOAL 1:** Encourage the development of unique housing types and underutilized and vacant parcels in the County's built areas. The following efforts aim to achieve this goal:

- Housing Code Amendments
- Housing Trust Placer and the Housing Development Advisory Taskforce
- Mobility and Infill Acceleration Study
- North Auburn/Bowman Community Plan Refresh

**GOAL 2:** Support development of affordable housing for workers in Placer County. Some of the projects/programs to achieve this goal are:

- Dollar Creek Crossing
- Workforce Housing Preservation Program
- First Time Homebuyer Assistance Program



# GOAL 1 - PROGRAMS & PROJECTS

## Innovative Housing Types and Opportunity Sites



### Housing Development Advisory Taskforce

Created by the Board of Supervisors in February 2021, the Housing Development Advisory Taskforce will work to identify and bring to fruition affordable housing projects on the County's identified opportunity sites. The volunteer taskforce is comprised of nine members with broad representation from the following sectors: builders experienced in infill development, community foundations, residential brokers, commercial brokers, banking and/or mortgage lenders, housing/land use attorneys, and student housing stakeholders.



### Housing Code Amendments

The County is in the final steps of a group of housing-related amendments to the General Plan and Zoning Ordinance, and a new Multifamily and Mixed Use Design Manual. The intent of this effort is to provide a clear framework for future housing development in the County that considers population growth, economic factors, demographics, and community needs. This County-initiated planning project is a component of a larger effort to implement the Placer County Housing Strategy and Development Plan (June 2019).

# GOAL 1 - PROGRAMS & PROJECTS

## Innovative Housing Types and Opportunity Sites



### Mobility & Infill Acceleration Study

In June 2020, Placer County was awarded \$365,000 from the Caltrans Sustainable Grant Program to identify strategies for community redevelopment/reinvestment opportunities. This study will lay the groundwork for a countywide assessment of land use and will promote infill development and multi-modal options. In August 2021, the County will begin to identify opportunity areas.



### North Auburn/Bowman Community Plan Refresh

In June 2021, SACOG awarded \$337,000 in Regional Early Action Planning (REAP) grant funds from HCD to the County. These funds will be used to accelerate housing production, support infill housing development and reduce vehicle miles traveled (VMT) through location of housing in close proximity to jobs and transit service. This will target areas in the County designated as Green Zones by SACOG.



# GOAL 2 - PROGRAMS & PROJECTS

## Affordable Workforce Housing



### Dollar Creek Crossing

In 2018, the County purchased an 11+ acre property in the Dollar Creek area of North Lake Tahoe in support of meeting local employer needs for the development of housing that is achievable to a wide range of household sizes and incomes. The County is in the process of wrapping up environmental and market studies of the property to understand the best design for the site. Once the studies are complete the County will support the development of between 120-140 units of affordable housing for workers to own or rent.



### First Time Homebuyer Assistance Program

This program provides flexible second mortgages to help families purchase their first home in the unincorporated areas of Placer County. The First Time Homebuyer Assistance Program loan can help make mortgage payments more affordable. The County currently has a \$250,000 grant from the State of California to assist homebuyers throughout the County in addition to loan income from previous loans made through the program.



### Workforce Housing Preservation Program

Launched on July 12, 2021, the East Placer program has \$500,000 to offer to buyers in East Placer who work in the North Tahoe-Truckee area. The program pays homebuyers and new housing developers in exchange for deed restricting their home so that it can only be occupied by local workers. The funding can help homebuyers with down payments or to complete renovations.



# HOUSING SUPPORT SERVICES

## Homelessness in Placer County

In coordination with the Homeless Resource Council of the Sierras, in January 2021, Placer County performed a Point-in-Time Count of individuals experiencing homelessness, both sheltered and unsheltered. A point-in-time count is only a snapshot reflecting those persons identified as homeless on one given night; it is not an absolute number. Many people move in and out of homelessness throughout a year.

During the 2021 Point-In-Time Count, 708 individuals were experiencing homelessness in Placer County. This number was down from 744 in 2020. Of those experiencing homelessness:



**37%**

Have a serious  
mental illness



**16%**

Have a substance  
abuse disorder



**6%**

Are Veterans



**18%**

Have lived in foster care  
or group homes



**8%**


Are currently fleeing domes-  
tic violence, sexual assault,  
or other harassment

## Health and Human Services Housing Programs


Housing Programs are administered by two divisions in the County's Health and Human Services Department (HHS): Adult System of Care and Human Services.

The Adult System of Care division assists adults by providing mental health services, substance abuse treatment, and in-home supportive services. The Adult System of Care manages two types of housing programs: transitional and permanent supportive housing. These programs are designed to provide housing and supportive services to Placer County residents who have a diagnosed mental illness and/or co-occurrent disorders and other co-morbid disabilities. The transitional housing program serves homeless and not homeless adults with mental illness and/or co-occurrent disorders who are Placer County. The ASOC Permanent Supportive Housing Programs serve the chronically homeless population of single adults or families who are Placer County residents and who report a certifiable disability(ies).

The Human Services division oversees a voucher program which include the Housing Choice Voucher Program, Veterans Affairs Supportive Housing, Emergency Housing




### HOUSING SERVICES




**100% Increase in Funding**

for emergency rent and utility programs



**50% Decline**

in Veteran homelessness

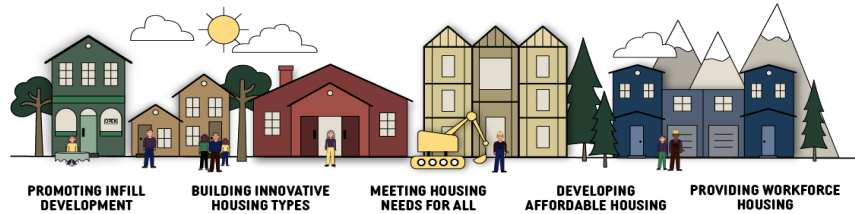


**300+ Voucher-Households**

maintained housing stability

Vouchers, and Tenant Based Rental Assistance Program.

# 2021-2024 HOUSING WORK PLAN



In 2017, the Placer County Board of Supervisors approved a series of tasks that made up the County's first Annual Housing Work Plan. Every year thereafter, the work plan has been updated and revised to identify the best ways that the County can improve local controls to address the housing crisis and state requirements. The 2021–2024 work plan approaches the problem by targeting four focused areas:

- Advancing housing policy to instill adaptive regulations to make building easier
- Creating more incentives to build affordable and workforce housing
- Advocating for private, state and federal housing development assistance
- Furthering partnerships for meeting regional housing needs

## Funding and Resources

Task	Detail	Agency/ Dept	Est. FTE	Est. Costs	Status/ Est. Timeline
<b>Infill Infrastructure Grant Application (IIG)</b>	\$160 million available in funding in support of affordable housing infrastructure needs	CDRA	<0.1	N/A	NOFA Estimated to be released August 2021
<b>Community Development Block Grant Application (CDBG)</b>	\$30 million available in funding to support the creation affordable housing and economic development	CDRA	<0.3	N/A	Applied for \$715,000
<b>CalHome Application</b>	Up to \$57 million to fund Homebuyer Assistance programs	CDRA	<0.3	N/A	NOFA Estimated to be released August 2021
<b>HOME Investment Partnership Program Application</b>	Up to \$72 million to fund affordable housing development and fund Homebuyer and Rental Assistance.	CDRA	<0.3	N/A	NOFA Estimated to be released August 2021
<b>Transit Occupancy Tax (TOT)</b>	Potential funds available to purchase deed restrictions, offset impact fees or construct ADUs if the North Lake Tahoe Tourism Business Improvement District is formed.	CDRA	<0.1	\$500,000 from TOT	TBID has been formed.
<b>First-Time Home Buyer Program</b>	This program provides funding for first-time homebuyers with their down payment (second mortgage).	CDRA & HHS	0.2	\$250,000 from HCD; \$125,000 from Revolving Loan Fund	Program Launching July 2021
<b>Rental Assistance Program</b>	Rental Assistance for Households impacted by adverse economic conditions.	CDRA & HHS	0.1	\$250,000 from HCD;	Currently assisting 55 households,
<b>Workforce Housing Preservation Program</b>	Placer County staff will describe a proposed deed restriction program to preserve existing housing stock for the workforce to serve the tourism and local economies and sustain viable year-round communities.	CDRA & CEO	0.5	\$500,000 in 1st year (Original Request of \$1 M). Goal is up to \$3M per year thereafter	Program Launching July 2021
<b>Truckee Tahoe Workforce Housing Agency</b>	County will join TTWHA to leverage public entity funding to provide housing programs and projects for our public employees.	CDRA & GF	0.05	\$50,000 for FY21-22 plus optional funding for opt-in programs/projects, programs/projects	Ongoing - BOS to approve joining July 2021
<b>Support Housing Trust Placer</b>	Provide support in development of potential programs and funding mechanisms including grant assistance. Also includes the formation of a Housing Development Advisory Taskforce to support the Trust's efforts to address the County's affordable housing challenges.	CDRA & HHS	0.05	\$500,000 for affordable housing development program	Ongoing

## Advocacy, Relations, & Communication

Task	Detail	Agency / Dept.	Est. FTE	Est. Costs*	Est. Timeline / Status
<b>Marketing &amp; Stakeholder Engagement</b>	Ongoing outreach strategies to advocate for County housing goals, measure support, and gather feedback on resident's views on housing.	CDRA	0.2	\$10,000	Comprehensive update to Housing website complete.
<b>FlashVote Support</b>	Continue developing and releasing mobile surveys to gather data on community needs	CDRA & PIO	0.02	N/A	Ongoing. Last survey completed in June 2020 addressed COVID related housing
<b>Home Show Participation</b>	Work with the Auburn Homeshow producers to secure an exhibit and presentation space to provide ADU information to attendees.	CDRA & PIO	0.01	\$7,500	Will be at September Show
<b>ADU Marketing Outreach Strategy</b>	Develop branding and messaging for Placer County's ADU marketing efforts	PIO	0.01	N/A	Continuing to Market ADUs
<b>Legislative Advocacy</b>	Lobby the State Government for Changes to Funding Regulations and additional support for housing in suburban and rural counties	CDRA	0.02	N/A	Ongoing
<b>Regional Partnerships</b>	Work regionally with stakeholders to ensure varying interests are represented and solutions are supportive of regional housing needs	CEO & CDRA	0.02	N/A	Ongoing

## Advancing Housing Policy & Adaptive Regulations

Task	Detail	Agency / Dpt.	Est. FTE	Est. Costs*	Est. Timeline / Status
<b>Housing Code Update</b>	Amendments to the General Plan, Zoning Ordinance, and Zoning Map Combining Districts to update County development standards and design guidelines for multi-family and mixed use development	CDRA	0.25		Before the Planning Commission in August
<b>Zoning Code Updates to comply with State Regulations</b>	Amendments to the Zoning Ordinance to implement programs in the Housing Element and comply with new state regulations	CDRA	0.75		Targeted Summer 2022
<b>Participation in TRPA Tahoe Living Working Group</b>	The Tahoe Living Working Group is listening to local governments and stakeholders about Regional Plan amendments that can encourage a variety of affordable and achievable housing types.	CDRA	0.02		Fall 2021 for Second Round of Revisions
<b>North Auburn Community Plan Refresh</b>	Update the Improvement Program, and Explore Land Use changes to promote the Goals of the Auburn Bowman Community Plan	CDRA	1.5	\$337,000 is funded through a REAP grant.	Launching Fall 2021

## Housing Development & Incentive Programs

Task	Detail	Agency / Dept.	Est. FTE	Est. Costs* & Source	Est. Timeline / Status
<b>Tahoe Conservancy sites for workforce housing</b>	California Tahoe Conservancy (CTC) proposed asset lands. Project to follow Tahoe Basin Area Plan amendments	CDRA	0.02	None	Ongoing
<b>Long Term Rental Grant Program</b>	County will utilize Landing Locals to provide financial incentives to property owners who convert from short term rental or second home to a long term rental for local workforce.	CDRA	0.05	\$100,000 for first year.	Bringing concept to BOS Fall 2021
<b>Infill Development Strategy</b>	Prepare an ordinance and implementation program informed by Urban3 study and recommendations to support new growth within existing communities where infrastructure exists	CDRA	0.05	\$67,960	Finalizing Study
<b>Housing Impact Fee Update</b>	Update Impact Fees to be proportional and assessed based on size of unit	DPW & CDRA	0.03	-	Outreach and Research Fall 2021
<b>ADU Construction Program</b>	Dedicated staff to assist homeowners with development process, inspiration book, pre-approved plans, cost and ROI calculator, electronic plan submittals, and funding.	CDRA	0.35	\$108,000	Ongoing
<b>Dollar Creek Crossing</b>	Potential 11.7 acre achievable housing development outside of Tahoe City	DFM, CEO, & CDRA	< .25	TBD project cost, current study cost is estimated at about \$180K	Environmental review anticipated to begin Fall 2021
<b>PCGC Development</b>	Potential multi-acre achievable housing and mixed-use development area at the Placer County Government Center (PCGC).	DFM & CDRA	<.25	TBD project cost, current study cost is estimated at about \$280K	Spring 2022
<b>North Auburn Co-Housing</b>	Potential 5-acre achievable co-housing development at the west side of the PCGC	DFM & CDRA	<.25	TBD	Initial Study Phase
<b>Surplus Land</b>	Potential sale of County surplus lands to generate funds for other housing projects	DFM, CEO, & CDRA	<.25	Sale proceeds will generate a funding source for other projects	Ongoing
<b>Hopkins Village</b>	Manage application process for local workforce for 40-unit for-sale housing project in Martis Valley	CDRA	0.02	None	Spring 2022
<b>Housing Opportunity Sites</b>	Working with private property owners of identified Housing Opportunity Sites on possible housing development	CDRA	0.75	N/A	Ongoing





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